LOT 63
IN OR 2541/507
PLUMMER CREEK #1 PB 8/28

MARTIN KIM & SANDY
82100 HOODED WARBLER CT
YULEE, FL 32097

2025

12-2N-26-1601-0063-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

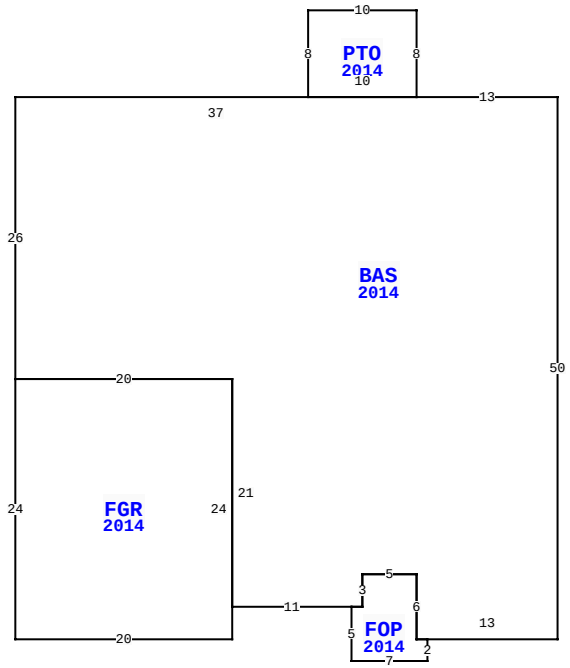
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,954	100	2014	1,954	219,282
FGR	480	55	2014	264	29,627
FOP	47	30	2014	14	1,571
PTO	80	5	2014	4	449
TOTALS	2,561			2,236	250,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,236	117.5118	117.51	262,752	2014	2014	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1954 HX Base Yr 2023



82100 HOODED WARBLER CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		250,928
TOTAL MARKET OB/XF VALUE		4,387
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		315,315
SOH/AGL Deduction		171,384
ASSESSED VALUE		143,931
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		93,209
TOTAL JUST VALUE		315,315
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327924	NEW CONSTR	247,850	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2541/0507	2/22/2022	WD	Q	I	01	355,000
GRANTOR: 82100 HOODED WARBLER						
GRANTEE: MARTIN KIM & SANDY						
2186/1397	3/28/2018	WD	Q	I	01	235,000
GRANTOR: HERGERT HAROLD V & PE						
GRANTEE: 82100 HOODED WARBLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W13 PTO=[YR=2014] N8 W10 S8 E10$ W37 S26
FGR=[YR=2014] S24 E20 N24 W20$ E20 S21 E11 FOP=[YR=2014] S5
E7 N2 W1 N6 W5 S3 W1$ E1 N3 E5 S6 E13 N50$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	718.00	SF	6.50	6.50	100	2014	2014	3	94	4,387	

LAND DESCRIPTION

TOTAL OB/XF 4,387

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 10/24/2019 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS